

Creekview Crossing

Town of Knightdale
Wake County
North Carolina

Thursday March 17, 2022
Neighborhood Meeting



ELLIS
DEVELOPMENTS GROUP



OVERVIEW

- ▶ Introductions
- ▶ Purpose
- ▶ Roles
- ▶ Project
- ▶ Timeline
- ▶ Q&A

INTRODUCTION

- ▶ Developer/Development Team
- ▶ Town Staff
- ▶ Residents/Property Owners

PURPOSE

- ▶ Who received notification?
- ▶ Property owners within 200 feet of the proposal

- ▶ Why we're holding the meeting?
- ▶ Unified Development Ordinance requirement to meet with property owners & residents
- ▶ To have an opportunity before the Town Council Public Hearing to receive feedback
- ▶ To improve the proposal with that feedback

- ▶ How will we do that?
- ▶ Following tonight's meeting, the applicant & Town staff will discuss your comments
- ▶ Look for ways to improve the proposal using your comments

ROLES

- ▶ Property Owner/Resident:
 - ▶ Learn about the proposal
 - ▶ Provide feedback
 - ▶ Engage in improving Knightdale

- ▶ Developer:
 - ▶ Share the proposal
 - ▶ Hear concern
 - ▶ Improve the plan

- ▶ Town Staff
 - ▶ Moderate the conversation
 - ▶ Document concern
 - ▶ Answer process related questions



PROJECT DEVELOPMENT TIMELINE

Creekview Crossing Subdivision

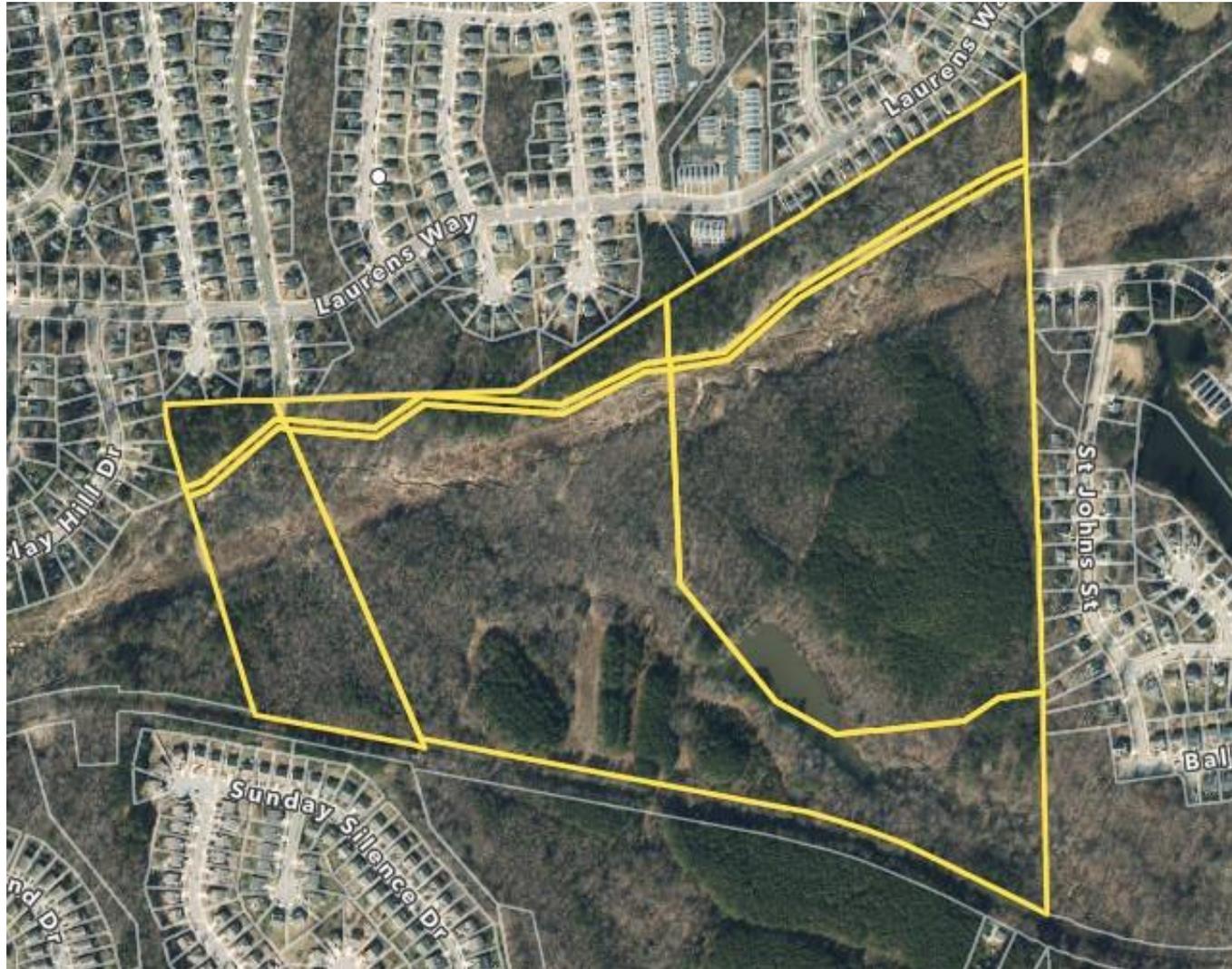
Current Status

- ▶ 6 Parcels - Vacant
- ▶ 102.06 acres
- ▶ Current Zoning RT- Rural Transition
- ▶ Planning Jurisdiction - Town of Knightdale - Extra Territorial Jurisdiction (ETJ)

Proposed Changes

- ▶ Zoning GR-3-PUD-Residential
- ▶ Master Plan for 280-unit single/multi-family residential subdivision
- ▶ Annexation into Town of Knightdale Limits
- ▶ Open Space Required: 7.40 acres
- ▶ Open Space Provided: 58.29 acres

Existing Conditions



- ▶ 6 Parcels - Vacant
- ▶ 102.06 acres
- ▶ Mingo Creek
- ▶ Existing Pond

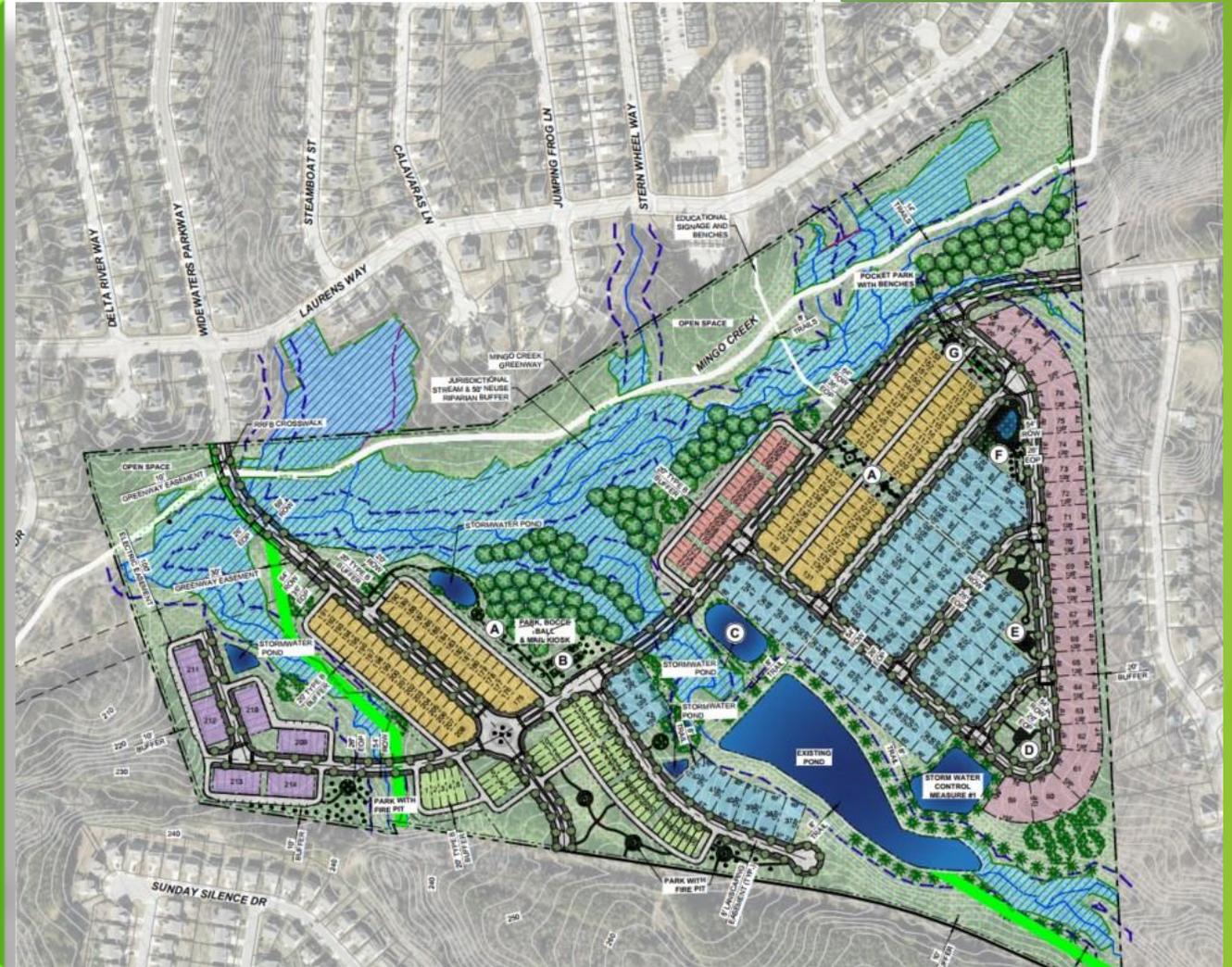
Proposed Master Plan

Amenities:

- Trails & Greenway
- Pool and Clubhouse
- Community Park
- Bocce Court
- Playground
- Pocket Parks with Benches
- Fountain with Light

Required Open Space = 7.40 ac
Open Space Provided = 58.29 ac

Multi-use residential development designed to enhance the aesthetic of the community



ARCHITECTURAL CONDITIONS:

1. TOWNHOMES SHALL BE TWO-STORY HOMES AND THREE STORY HOMES WITH A MINIMUM WIDTH OF 20' WIDE AND HAVE A MINIMUM HEATED AREA OF 1,400 SQUARE FEET, THREE-STORY TOWNHOMES WILL COMPRISE AT LEAST 30% OF PRODUCT MIX.
2. NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE REAR LOADED TWO-STORY HOMES BUILT ON LOTS LESS THAN 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,500 SQUARE FEET.
3. SINGLE FAMILY RANCH DETACHED HOMES SHALL BE BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,480 SQUARE FEET, AND NO MORE THAN 25% OF THE RANCH HOMES MAY BE LESS THAN 1,500 SQUARE FEET.
4. TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE TWO-STORY HOMES BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 2,100 SQUARE FEET.
5. ALL HOMES WILL EITHER CONSIST OF A SINGLE MATERIAL OF BRICK OR STONE OR WILL HAVE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT INCLUDING FOUNDATIONS): STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, SHAKES, OR BOARD AND BATTEN SIDING, WITH SIDE AND REAR FACADES OF FIBER CEMENT SIDING. WHEN 2 MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLIMENTARY COLORS. VINYL MAY ONLY BE USED OF SOFFITS, FASCIA, AND CORNER BOUNDS.
6. ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET. TOWNHOMES WILL HAVE RECESSED FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET AND/OR BALCONIES.
7. ALL TRADITIONAL SINGLE FAMILY DETACHED HOMES WILL HAVE A REAR PATIO OR DECKS A MINIMUM OF 10' X 10'. ALL SINGLE FAMILY RANCH DETACHED HOMES WILL HAVE A MINIMUM 6' X 10' COVERED PATIO.
8. MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET WILL BE AT LEAST 7:12, WITH THE EXCEPTION OF RANCH HOMES IN WHICH 6:12 SHALL BE ALLOWED.
9. FOR EVERY 30 FEET (OR FRACTION) OF CONTINUOUS SIDE ELEVATION (CALCULATED ON A PER FLOOR BASIS), THERE SHALL BE ONE WINDOW OR DOOR ADDED TO THE SIDE ELEVATIONS. ANY SIDING BREAK ON THE SIDE OF THE HOME, SUCH AS A FIRE PLACE, SIDE PORCH, OR WALL OFFSETS MAY BE USED AS AN ALTERNATE TO WINDOWS.
10. THERE SHALL BE A MINIMUM 12 INCH OVERHANG ON EVERY GABLE END FOR EVERY HOME.
11. GARAGES ON ALL NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES AND TOWNHOMES SHALL BE ALLEY FED.
12. ALL SINGLE FAMILY DETACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
13. ALL SINGLE FAMILY ATTACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 12" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
14. ANY SINGLE FAMILY HOMES WITH A CRAWL SPACE SHALL BE WRAPPED IN BRICK, OR STONE ON ALL SIDES AND 18" EXPOSED FOUNDATION.
15. FOR FRONT LOAD SINGLE FAMILY DETACHED HOMES, NO MORE THAN 10% CAN HAVE GARAGE DOORS THAT EXCEED 45% OF THE OVERALL WIDTH OF THE HOUSE, AND IN NO CASES CAN THE GARAGE DOOR EXCEED 48% OF THE OVERALL WIDTH OF THE HOUSE. SPLIT BAY DOORS SHALL BE AN OPTION.
16. ALL HOMES SHALL HAVE FRONT DOOR GLASS INSERTS.
17. 18 GARAGES FOR LOTS THAT ARE AT LEAST 60 FEET WIDE WILL NOT PROTRUDE MORE THAN SIX (6) FEET FROM THE FRONT PORCH OR STOOP AND ALL GARAGE DOORS SHALL HAVE WINDOW INSERTS AND HARDWARE.



SINGLE FAMILY FRONT-LOADED #1



SINGLE FAMILY FRONT-LOADED #3



SINGLE FAMILY FRONT-LOADED #5



SINGLE FAMILY FRONT-LOADED #2



SINGLE FAMILY FRONT-LOADED #4



SINGLE FAMILY FRONT-LOADED #6



SINGLE FAMILY FRONT-LOADED #7

Single Family



Single Family Alley

Two Story Townhomes



2 STORY TOWNHOMES #1



2 STORY TOWNHOMES #3



2 STORY TOWNHOMES #2

Three Story Townhomes



Multifamily



MULTI-FAMILY #1



MULTI-FAMILY #2



ELLIS
DEVELOPMENTS GROUP

Developer: Ellis Developments Group
Entitlements Manager: Matt Hook
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484-797-0627



Development Case Manager (Town): Kevin Lewis
919-217-2243
Kevin.lewis@knightdalenc.gov

QUESTIONS ?

COMMENTS ?

DISCUSSION ?